159.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	641,800 / 641,800
					USE VALUE:	641,800 / 641,800
					ASSESSED:	641,800 / 641,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMBRECHTS JAMES R-DONNA A
Owner 2:	
Owner 3:	
Street 1:	145 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Brick Veneer Exterior and 1335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4917.000	243,800	700	397,300	641,800
Total Card	0.113	243,800	700	397,300	641,800
Total Parcel	0.113	243,800	700	397,300	641,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.75 | /Parcel: 480.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105512

GIS Ref

GIS Ref

Insp Date 07/21/18

!12393!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,800	700	4,917.	397,300	641,800		Year end	12/23/2021
2021	101	FV	236,400	700	4,917.	397,300	634,400		Year End Roll	12/10/2020
2020	101	FV	236,200	700	4,917.	397,300	634,200	634,200	Year End Roll	12/18/2019
2019	101	FV	199,500	700	4,917.	397,300	597,500	597,500	Year End Roll	1/3/2019
2018	101	FV	199,500	0	4,917.	334,800	534,300	534,300	Year End Roll	12/20/2017
2017	101	FV	199,500	0	4,917.	306,500	506,000	506,000	Year End Roll	1/3/2017
2016	101	FV	199,500	0	4,917.	261,100	460,600	460,600	Year End	1/4/2016
2015	101	FV	194,500	0	4,917.	227,000	421,500	421,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:36:58

LAST REV

Date	Time
08/09/18	08:54:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13760-192		8/1/1979		71,000	No	No		Y

USER DEFINED

Prior Id # 1:	105512
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Meas/Inspect	163	PATRIOT
12/9/1999	Mailer Sent		
12/3/1999	Measured	272	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4917		Sq. Ft.	Site		0	70.	1.15	7									397,257						397,300	

Total AC/HA:	0.11288	Total SF/SM:	4917	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,257	Spl Credit		Total:	397,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.04019594
Adj $ / SQ:	182.554
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353355
Depreciation:	109540
Depreciated Total:	243815

COMMENTS

OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

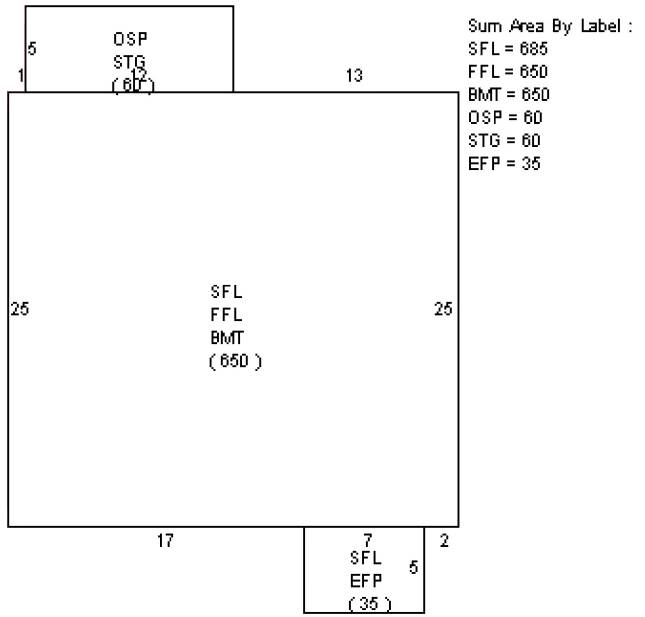
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.55
Special Features:	0	Val/Su Net:	113.93
Final Total:	243800	Val/Su SzAd	182.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	685	182.550	125,050
BMT	Basement	650	54.770	35,598
FFL	First Floor	650	182.550	118,660
OSP	Screen Porch	60	50.350	3,021
STG	Storage	60	9.710	583
EFP	Enclos Porch	35	75.520	2,643

Net Sketched Area:	2,140	Total:	285,555

Size Ad	1335	Gross Area	2140	FinArea	1335

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12x16	A	AV	2000	4.20	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700